


# *Blight Study*

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Prepared for: **Village of Brewster**  
**50 Main Street**  
**Brewster, NY 10590**

Prepared by  **Engineering, Surveying and Landscape Architecture, P.C.**  
**50 Main Street, Suite 360**  
**White Plains, New York 10606**

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## I. Introduction

The following report presents an analysis of existing conditions in an area in the Village of Brewster ("Study Area"), Putnam County, New York.

The redevelopment of the Study Area is being considered in accordance with the powers authorized by Article 15 of New York State General Municipal Law, which grants municipalities the power to redevelop areas in their jurisdiction. Specifically, 502 Article 15 defines "Urban Renewal," in part, as follows:

*A program established, conducted and planned by a municipality for the redevelopment, through clearance, replanning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and insanitary areas of such municipalities...*

It further defines "Substandard or insanitary areas," in part, as follows:

*The term "substandard or insanitary area" shall mean and be interchangeable with a slum, blighted, deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial, (or) vacant...*

VHB Engineering, Surveying and Landscape Architecture, P.C. has undertaken an analysis of the Study Area to determine if there is sufficient evidence to declare the area blighted. This analysis included field surveys of the study area to identify: conditions of buildings, yards, and lots; land uses (including underutilized land); building occupancy; economic stagnation of properties; topography; and urban form. In addition, crime and emergency services data for the area were collected. If the analyses demonstrate that there is sufficient evidence to declare the area blighted, the Village can designate it as being appropriate for Urban Renewal and then prepare an Urban Renewal Plan.

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### A. Study Area

The initial Study Area within the Village (Exhibit 1) included both sides of Marvin Avenue to the north side of Oak Street (including the Garden Street School and all of its land), bounded to the east by Peaceable Hill Road and to the west by Railroad Avenue/Main Street. The Study Area also includes both sides of Marvin Avenue between Park Street and Railroad Avenue.

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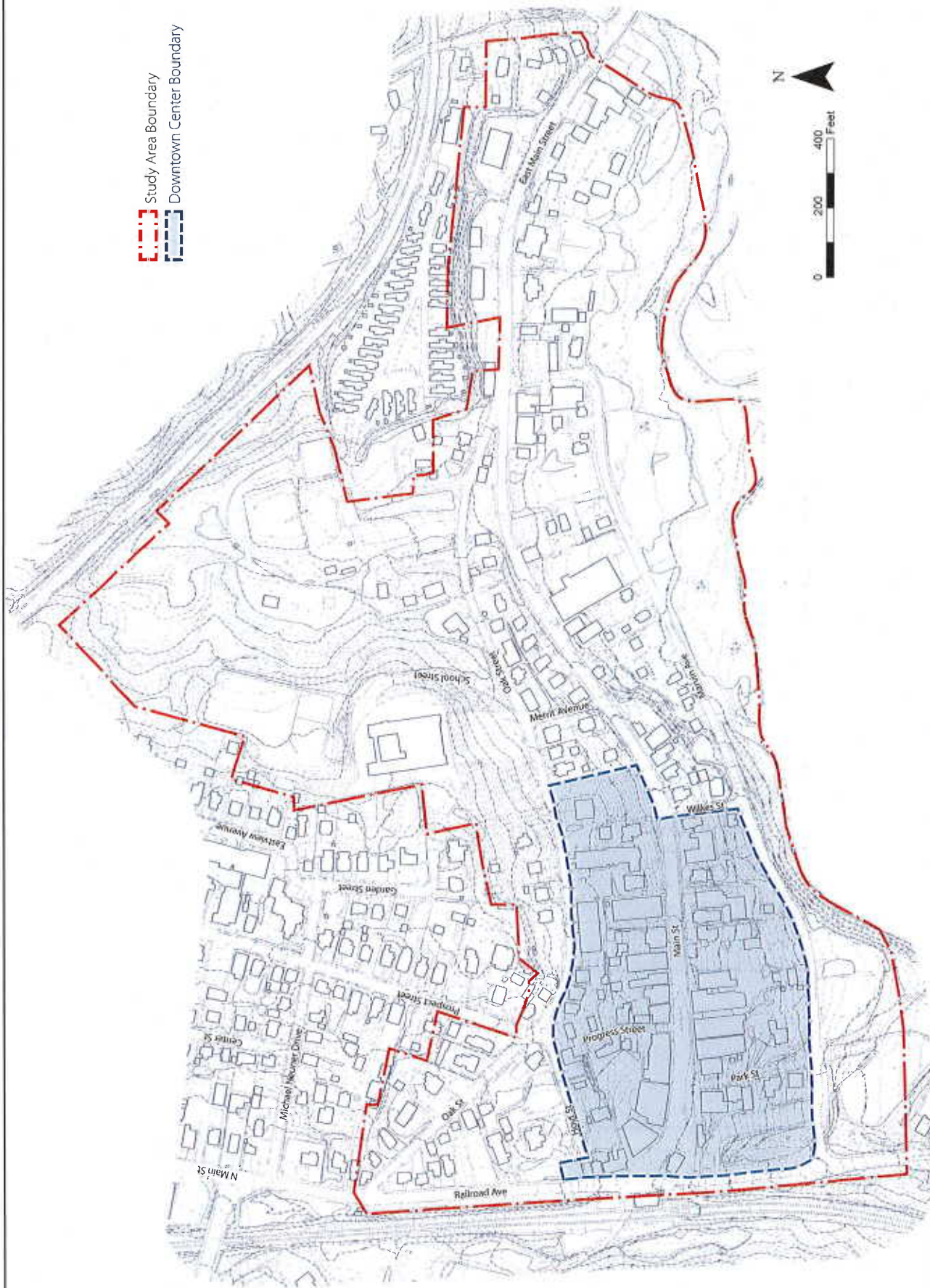
## II. Existing Conditions

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### A. Existing Land Use

Within the Urban Renewal Study Area, there is an assortment of land uses. In the Downtown Center (which includes both sides of Main Street from the Metro-North Train Station to Wilkes





**VILLAGE OF BREWSTER**  
Putnam County, New York



Street), many of these buildings are commercial or mixed-use buildings with commercial uses on the ground floor. There are also several public and institutional uses in this area, including churches, museum, library, and the Walter Brewster House. There are also some single-family homes and an apartment building. See Exhibit 2.

Proceeding further east on Main Street, the area between Wilkes Street and Marvin Avenue contains mostly residential buildings on both sides of the street. Many of these buildings are two-family and three-family homes, however, there are some single-family homes as well. There are some commercial uses within this stretch of Main Street, including two closer to Wilkes Street and also two towards the intersection of Marvin Avenue and Main Street.

Along Marvin Avenue, the majority of the land use is single-family residential. A recently developed senior townhome building and a few commercial uses are also present. The large Putnam County Archives Building, which also houses Putnam County's Community Action Program, is located on a through-lot.

There are mostly commercial uses, in particular auto-related, on the northern side Main Street between Marvin Avenue and Peaceable Hill Road. These auto-related uses also contain large surface parking lots. Single-family residences are present along Peaceable Hill Road within the Study Area. On the south side of this portion of Main Street, there are commercial buildings and a number of mixed-use buildings. Single-family and multi-family housing is also located here.

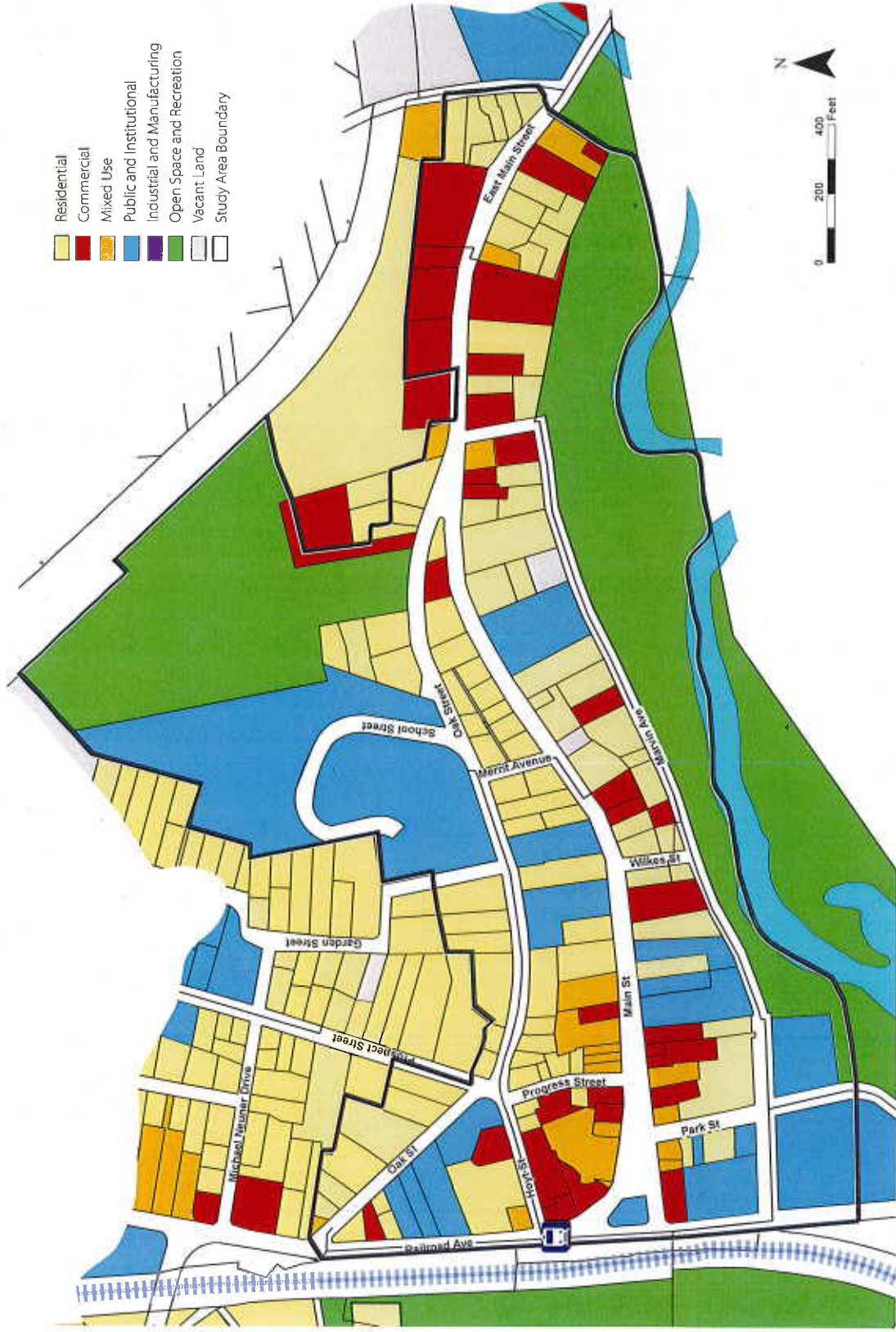
Commercial uses continue along Railroad Avenue north of the train station. Also along this stretch are religious uses and single-family and multi-family residences. Oak Street contains primarily residential uses, mostly single-family dwellings and an apartment building. There are some religious uses on Oak Street as these uses are on through lots from Railroad Avenue to Oak.

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## **B. Existing Zoning**

There are seven zoning districts in the focused Study Area, as seen in Exhibit 3. These districts include Business 1 (B-1), Professional Business (PB), Business 3 (B-3), Single-Family (R), Residential (R-20), Conservation (C), and Parking (P). Currently, the B-1 District includes the area from the southern side of Hoyt Street (only on the north side for one building at the corner of Hoyt Street and Railroad Avenue), continuing along both sides of Main Street. The B-1 District terminates at the intersection of Marvin Avenue and Main Street on the south side and at the brick apartment building at 104 Main Street on the north side. Permitted uses in the B-1 District include retail stores, restaurants, taverns, personal service stores, offices, single-family dwellings, two-family dwellings, multifamily-dwellings, art galleries, and theaters. Special exception uses include institutional uses (including churches, places of worship, schools, libraries, nursing homes, alternative care, nursery schools and day-care facilities, and museums), adult businesses, tattoo establishments, billiard halls, amusement establishments and cabaret establishments.





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Putnam County, New York

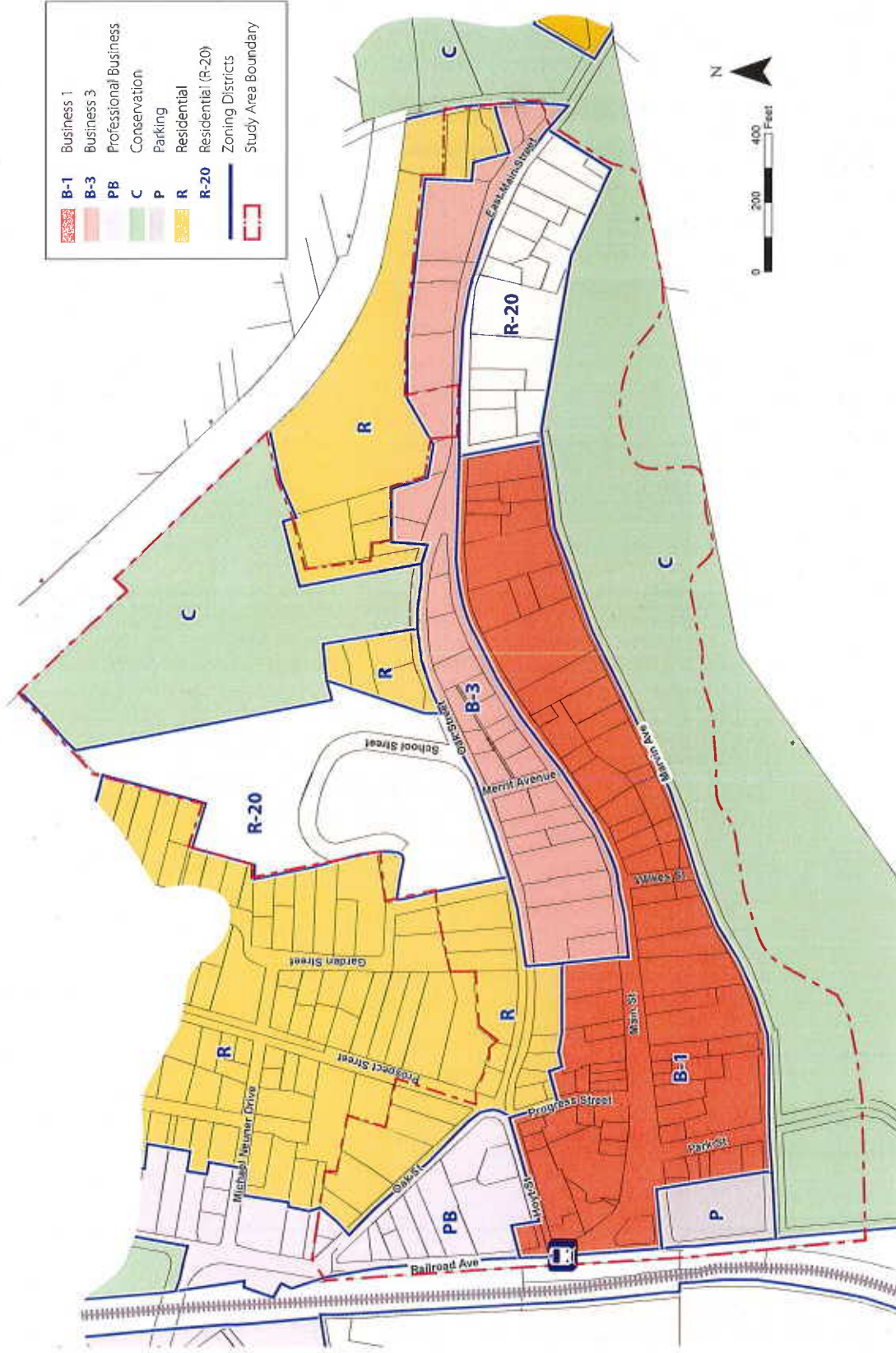
**VHB** Engineering, Surveying and Landscape Architecture, P.C.

## Existing Land Use

Exhibit

2





# VILLAGE OF BREWSTER

Putnam County, New York

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## Existing Zoning

Exhibit

The B-3 District begins where the B-1 ends on the north side of Main Street. The B-3 District continues along Main Street, including the southern side of Oak Street to its intersection with Main Street, all the way to the intersection of Main Street and Peaceable Hill Road. Permitted uses in the B-3 District include: retail stores, restaurants, taverns, personal service stores, single-family residences, and art galleries. Special exception uses in the B-3 District include: bed-and-breakfasts and institutions.

The parcel along Railroad Avenue between Main Street and Marvin Avenue is zoned as Parking. Permitted uses within this P District include: parking, offices, residential multifamily dwellings (residential uses limited to the upper floors), retail stores, restaurants, and taverns. Special exception uses include Village facilities and Village public works.

The R-20 District includes the block on the south side of Main Street from Marvin Avenue to Main Street's intersection at Peaceable Hill Road. This district also includes the Garden Street School and its surrounding grounds. Although this is a low density, residential district, there are commercial and mixed-uses within this district. Overall, the development present within this district is piecemeal and haphazard. Permitted uses within the R-20 District include single-family dwellings (either attached, semidetached or detached) and cluster. The R-20 District requires a minimum lot area of 20,000 square feet per unit. However, many of the parcels in this zone do not conform to this requirement, especially the block on Main Street east of Marvin Avenue. Additionally, many of the uses within this block are non-residential uses.

The PB District consists of the block surrounded by Hoyt Street, Railroad Avenue, and Oak Street. PB permits the following uses: offices, personal services, single-family dwellings. Special exception uses in the PB District include institutional uses, funeral homes, and bed-and-breakfasts.

The C District within the Study Area includes Wells Park and the undeveloped land between the park and the Garden Street School. Permitted uses within the district include conservation areas and recreation areas. Special exception uses include Village facilities, Village public works, and New York City Department of Environmental Protection laboratory.

The R District includes the north side of Oak Street near the intersection of Railroad Avenue and Oak Street to the property line of the Garden Street School grounds. The north side of Oak Street is also zoned R east of the Garden Street School property line and west of the Conservation zone on two small parcels. The R zone in the Study Area is also on the south side of Oak Street from Progress Street to the parking lot east of the apartment building on Oak Street. Permitted uses in the R District are single-family detached dwellings and special exception uses include institutional uses, public utilities, and accessory single-family dwellings.

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### **III. Blighting Factors**

In order to assess the presence of blighting factors, field surveys, research into Village records, and interviews with Village staff were conducted. The field surveys included exterior visual inspections of the fronts of all buildings, and, when accessible, the sides and rears; a recording of construction type (wood frame or masonry), apparent age, and on-site improvements; and, a review of the conditions of surrounding public rights-of-way, including sidewalks, curbs, and gutters, as well as street furniture and public lighting. Crime and emergency services data was also collected and analyzed in order to interpret the levels of activities in the Study Area. See Exhibit 4 and Photographs in Appendix B.

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#### **A. Buildings**

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##### **1. Underutilized or Obsolete Buildings**

Underutilized buildings or properties can be defined as buildings that are not physically and/or economically performing to their intended capacity. This includes buildings that are entirely or partially vacant and produce marginal economic use. Underutilized buildings within the Study Area include the Putnam County Archives Building, which is used by Putnam County for storage of old records. The building is a large structure on a through lot parcel. The site also contains an underutilized parking lot. It does not contribute any tax ratables to the Village. County records storage might be more efficient within the County government complex in Carmel. In addition, consolidating County records storage would also make this well located property available for a more vibrant commercial use that could generate property taxes, jobs and provide services to Brewster residents and visitors.

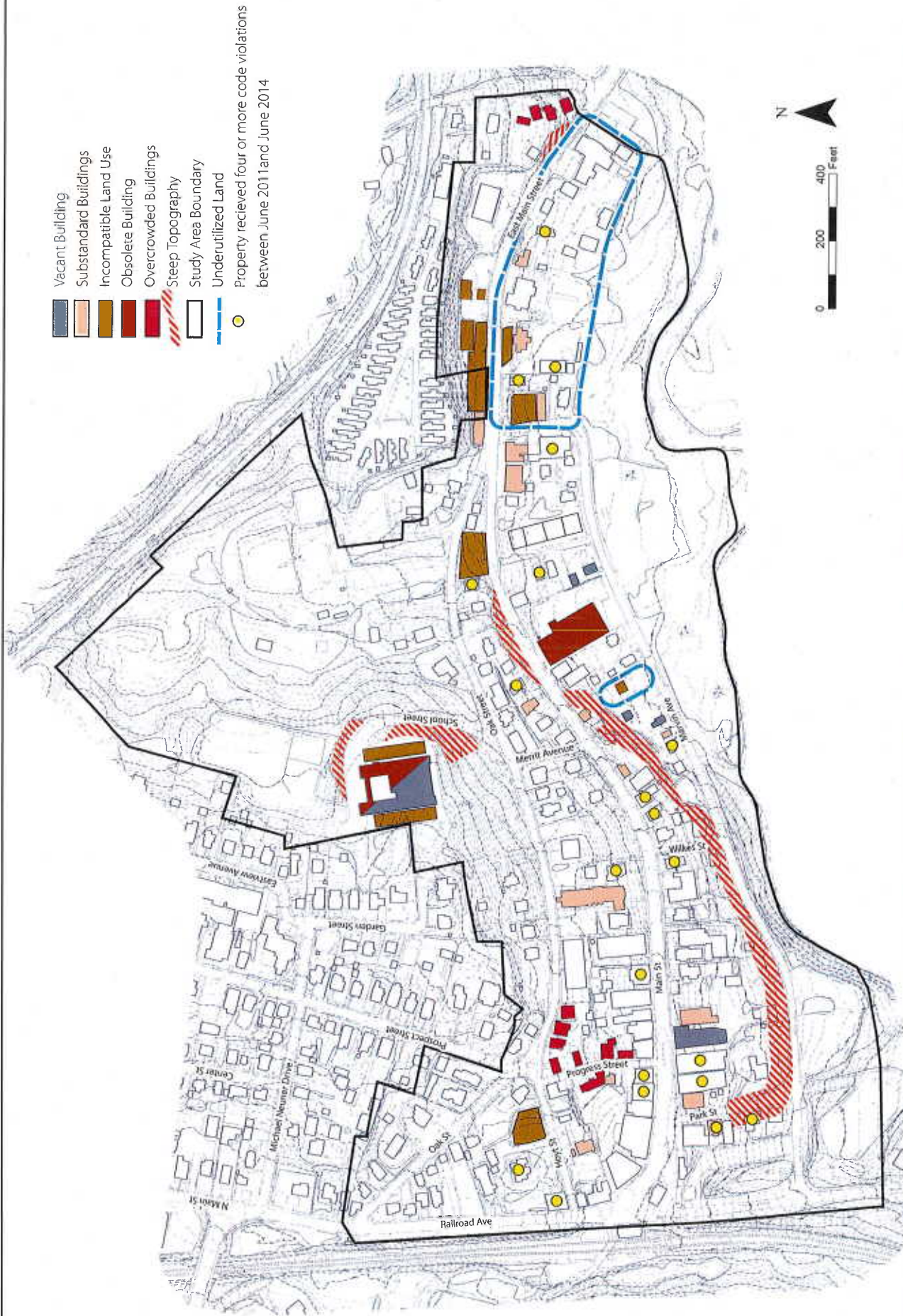
The former Cameo Theatre is an obsolete building based on the fact that it has been vacant for an extended period of time and that these types of theaters have proven to have limited potential for re-occupancy in most locations. Further, the building has extensive structural damage.

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##### **2. Overcrowded Buildings**

Much of the focused Study Area was developed prior to the implementation of zoning. This can be observed in residential areas that are overcrowded as a result of having buildings on small, irregularly-shaped lots. Many of these buildings face various directions as well, including forward neighboring buildings' side and rear yards. These lot arrangements cause buildings to be in close proximity to one another, with limited yard separation between buildings. This can be seen at the intersection of Main Street and Peaceable Hill Road and also at the intersection of Progress Street and Hoyt Street, creating unsafe environments, due to inadequate emergency and fire access, as well as undesirable living conditions for the residents of these crowded areas.







### 3. Vacant Buildings

Vacant buildings present in the Study Area have contributed to undesirable aesthetic conditions and can detract from the economic vitality of the area. Overall, there were 9 vacant buildings of the 181 buildings surveyed in the Study Area. In particular, there were three vacant single-family homes and one accessory structure observed along Marvin Avenue and two vacant residential homes on Oak Street. Two vacant buildings were also observed on Park Street. Some are significant vacancies with a notable impact such as the Cameo Theater and the Garden Street School. The Cameo Theater on Main Street has been vacant for more than a decade. The Garden Street School has been vacant since June 2012.

### 4. Substandard/Deteriorating Buildings

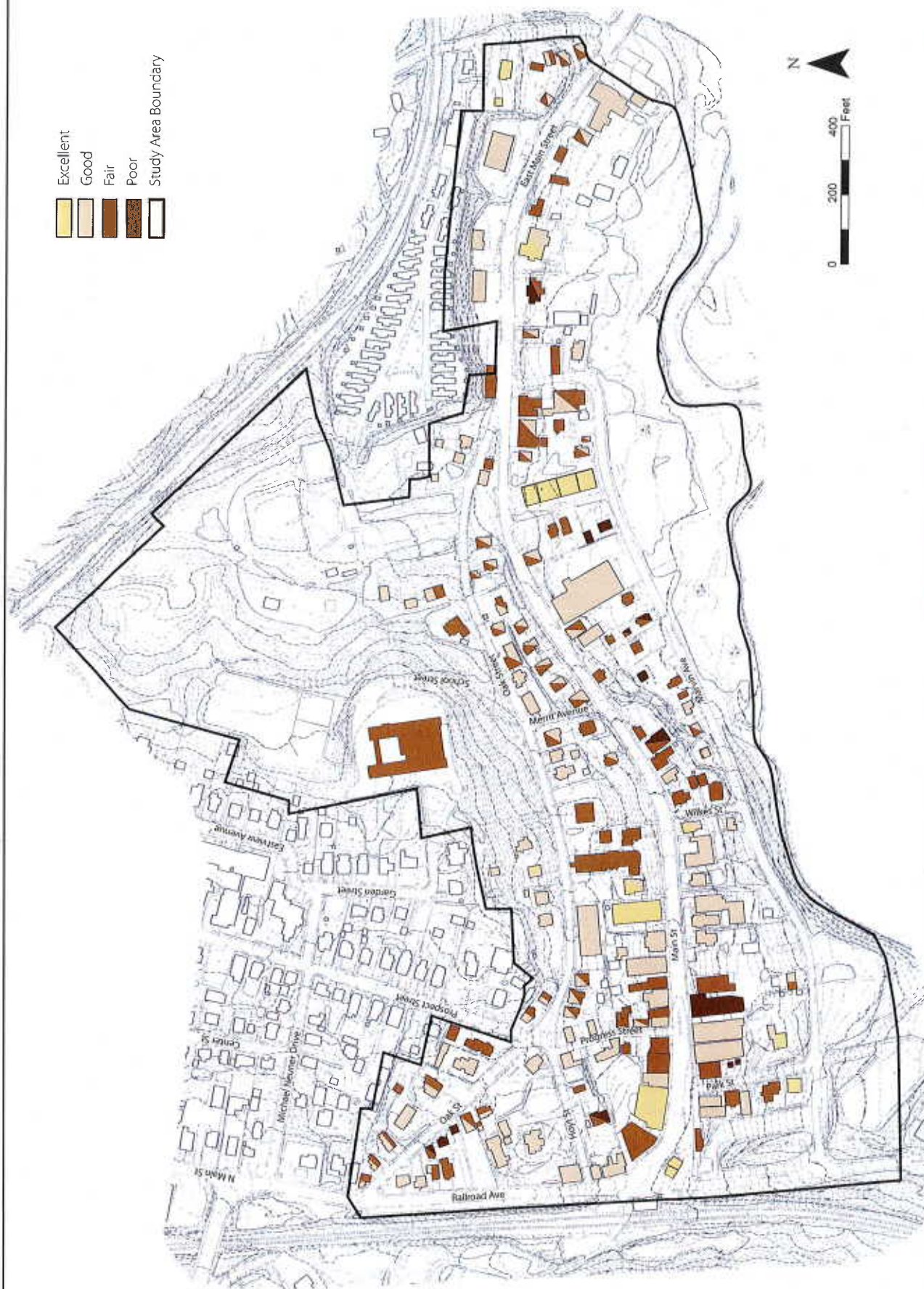
A building conditions survey was conducted to determine the state of the buildings in the Study Area. In addition to assessing the principal building used on the lot, accessory buildings, such as garages, were also assessed if these buildings were present and visibly accessible to evaluate. Exterior surveys do not always provide information relative to interior building conditions. Building code violations are discussed in the following section. Of the 181 buildings within the Study Area assessment survey, 77 were in good or better condition. There were 90 in fair condition and 14 in poor condition. Thus, 57.4% of the buildings within the Study Area were classified either as poor, fair, or in between. See Exhibit 5.

**Table 1**  
**Building Conditions in the Study Area**

Condition	# of Buildings	% of Buildings
Excellent	7	3.9%
Good	70	38.7%
Fair	90	49.7%
Fair - Poor	6	3.3%
Poor	8	4.4%
Total	181	100%

Source: VHB Field Survey

Assessing the Downtown Center in particular, there was one building classified as poor condition, the Cameo Theater. Twelve buildings were categorized as in fair condition and 19 were in good condition. Three buildings were in excellent condition. Although the buildings in the Downtown Center are not in extensive decay, improvements are still needed to achieve revitalization in the Village.



Excellent  
 Good  
 Fair  
 Poor  
 Study Area Boundary



# VILLAGE OF BREWSTER Putnam County, New York

## Building Conditions







Regarding the age of the housing stock in Brewster in general, approximately half of the buildings in the Village were built prior to 1940, according to the 2010 Census. Thus, the housing stock has aged. Lead paint and asbestos issues are a concern with older buildings. Old buildings may be obsolete due to: internal layouts, including the common “railroad” design, which requires passage through one room to reach another and does not allow privacy; heating and ventilating systems; a lack of elevators; or, non-compliant access for the disabled. The lack of contemporary standards for residential development impairs marketability.

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## **5. Building Code Violations**

A survey of the Village of Brewster’s records indicates that, between June 2011 and June 2014, there were 332 code violations within the Study Area. The following are the major categories of violations:

- Exterior violations, which include littering, maintenance of streets and sidewalks, and New York State property maintenance law violations, and structural appearance, occurred in 127 instances.
- There were 13 general interior building violations.
- Electrical violations were recorded in 21 cases.
- Violations regarding permits, Certificates of Occupancy, New York State Property Registration Law, construction codes, and site plans occurred in 48 cases.
- Zoning violations, primarily conversions and residence law, were recorded in 42 cases.
- Egress and fire code violations occurred in 34 cases.
- Sign code violations occurred in 14 cases.

There were 20 properties that received four or more code violations between June 2011 and June 2014.

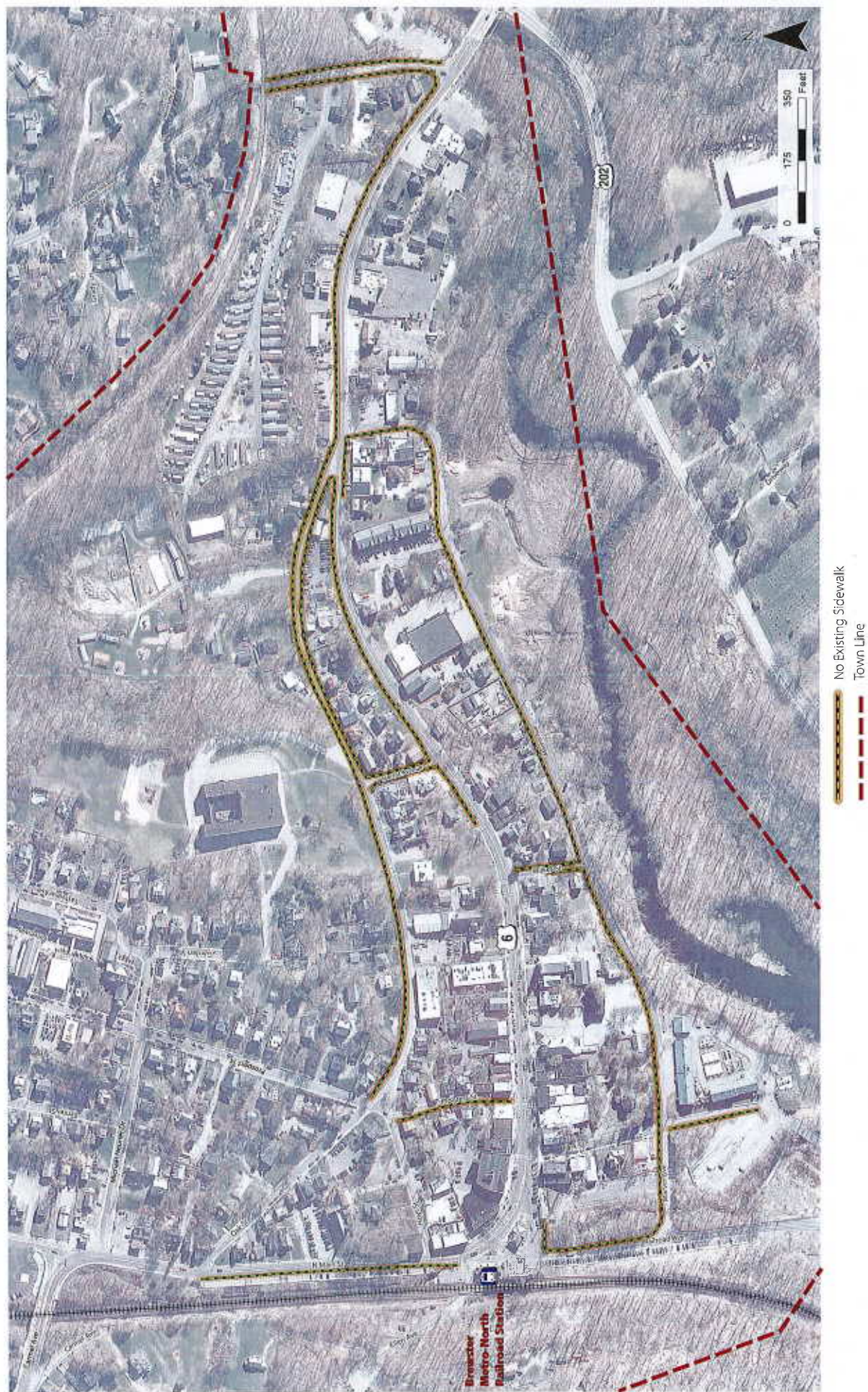
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## **6. Sidewalk Conditions and Pedestrian Facilities**

Within the Urban Renewal Study Area, pedestrian facilities are inadequate, especially the lack of sidewalks. As noted on Exhibit 7, sidewalks were absent in a large portion of the Study Area, including the north side of Oak Street, the north side of Marvin Avenue, both sides of Meritt Avenue, Wilkes Street, North Main Street, and the north side of Main Street from Merritt Avenue to Peaceable Hill Road. The lack of sidewalks hinders pedestrian accessibility and safety while walking in the Village.

The Oak Street/Main Street intersection, which comes into Main Street at about a 30 degree angle, does not have pedestrian crossings at the intersection.





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Putnam County, New York

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### No Existing Sidewalk

Exhibit

2



Along Oak Street, which runs parallel to Main Street to the north, there are sidewalks in the western portions of the roadway, but none in the eastern portions near Main Street. Given pedestrian traffic on Oak Street, sidewalks should be provided through its entire length. Oak Street is utilized as a Main Street bypass, and by residents living along the roadway and in the neighborhood to the north. It is also used by buses heading toward the Metro North Station.

The principal intersection in Downtown Brewster is the intersection of Main Street and Railroad Avenue at the Metro North Station. There are a number of pedestrian crossings in this area - - some of these crossings here and in the area to the east meet current DOT standards in terms of pedestrian ramps, pedestrian signals, pedestrian warning signage and tactile warning strips. Some others do not.

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## **B. Topography and Urban Form**

One natural feature of the Village that can be considered a blighting factor is the topography. Brewster rapidly increases in elevation from the lowest point in elevation on Marvin Avenue (at 318 feet above sea level) to its highest point in elevation adjacent to the Garden Street School, (where it is 473 feet above sea level) as shown in Exhibit 8. This has established a steep landscape and a dramatic change in grade, making it difficult to design and construct buildings. Many of the buildings within this topographic transition are constructed into these geographic conditions; however, to access lower entrances of these buildings, staircases were added. The steep change in grade also impacts the walkability and ADA compliance of the Study Area, and it may present accessibility challenges for senior, disabled, and other vulnerable populations.

Drainage issues and flooding potential must also be considered as natural features that are blighting factors. Areas such as the open space on the south side at Marvin Avenue, where the elevation is at the Village's lowest point and is located adjacent to the Croton River, should be carefully examined prior to redevelopment. Flood prevention measures should be implemented at this location. Flood zones, as determined by FEMA, are displayed in Exhibit 9.

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## **C. Land Use**

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### **1. Incompatible Land Uses**

Some of the land uses within the Study Area were determined to be incompatible with the surrounding development pattern. Specifically, at the eastern portion Main Street, auto-related uses were found to be inconsistent with adjacent residential uses in instances where traffic, noise and hazardous materials are likely to represent quality of life issues for residents. Auto-related uses were found to be inconsistent with some neighborhood retail uses. This included large set-backs used as parking lots for retail spaces, used car sales lot, and a gas/service station. These auto-related uses obstruct pedestrians and the walkability of the Village.

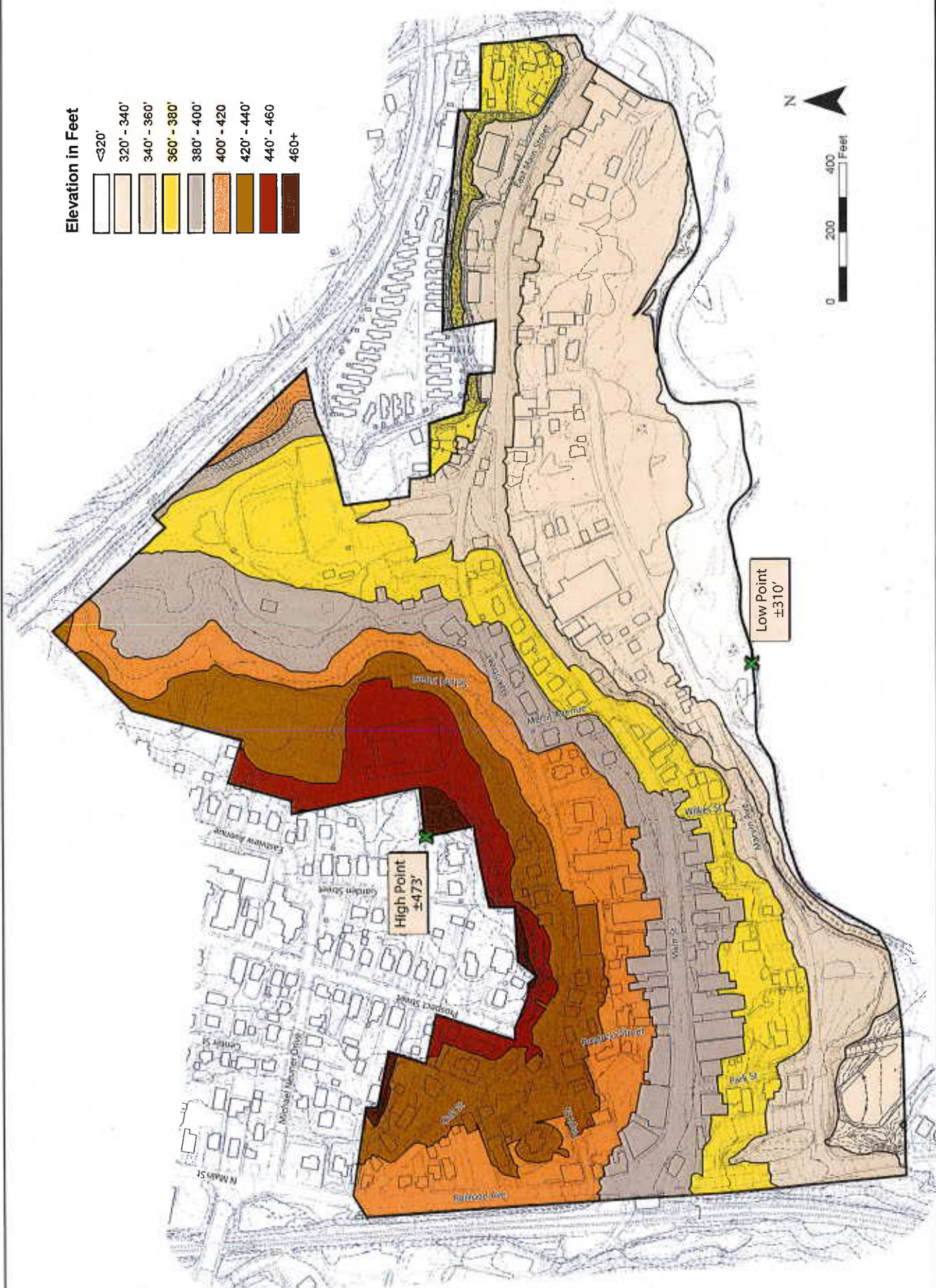


Another area where uses are incompatible is along Marvin Avenue where there is heavy commercial activity adjacent to residential uses. Truck traffic, excessive noise, and hazardous materials are likely to represent quality of life issues for residents living in close proximity to heavy commercial uses.

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## **2. Underutilized Land**

Underutilized land can be defined as areas that are vacant, in need of improvements, and/or experiencing economic stagnation. Areas where it was determined that land is underutilized included the block on the south side of Main Street mentioned previously (from Marvin Avenue to the intersection at Peaceable Hill Road). Many of these buildings were probably constructed prior to the implementation of zoning, thus the development pattern in this area is fragmented. Some of these buildings are land-locked and lack frontage on Main Street as well as adequate egress and ingress to Main Street, creating safety concerns especially regarding access for emergency vehicles. Thus, these insufficiently sized parcels and configurations prevent development that would be consistent with surrounding uses and hence potentially impacting neighboring parcels. Alternative uses could also be more productive in terms of job creation and tax revenue to the Village.



# VILLAGE OF BREWSTER

Putnam County, New York

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## Topography

Exhibit







## D. Crime Statistics

A summary of 2013 crime data for the Village was provided by the Brewster Police Department. This data included reported arrests (for individuals 18 years old and older) and reported offenses. As indicated in Table 2 below, there were a total of 57 reported offenses (crimes) and 24 arrests in the Village. The category of 'All Other Offenses' includes menacing (1), aggravated harassment (2), petty larceny (6), criminal mischief (2), and assault (1).

Of the 23 reported arrests, 5 were for simple assault, 4 were for disorderly conduct, 3 for burglary, and two individuals were arrested for criminal mischief. There were also 6 reported arrests that were 'all other offenses.'

There were also 5 simple assault cases in Brewster in 2013. All of the victims in these domestic violence cases were female. There was only one reported arrest of individuals younger than 18 years old, in which the person was arrested for a controlled substance sale. Although major crimes do not occur often in the Village, the most frequent offenses were larceny, criminal mischief, and simple assault.

**Table 2**  
**2013 Summary Crime Data**

Reported Offenses	
Burglary	3
Larceny	10
Controlled Substance Possession	2
Stolen Property Possession	1
Criminal Mischief	13
Fraud	1
Simple Assault	9
Driving Under Influence (alcohol)	2
Disorderly Conduct	2
All Other Offenses	12
<b>Total</b>	<b>55</b>
Reported Arrests	
Burglary	3
Larceny	1
Controlled Substance Sale	1
Criminal Mischief	2
Simple Assault	5
All Other Offenses	6
Disorderly Conduct	4
<b>Total</b>	<b>22</b>

Source: Village of Brewster Police Department



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## Conclusions

As documented in this report, the Study Area exhibits a number of factors which, together, have a blighting effect on the Village. Although the exterior surveys conducted as part of this Blight Study do not indicate extensive building deficiencies, the Study Area has various issues present that are contributing to its economic and physical decline, such as underutilized or obsolete properties and incompatible land uses. The deficiencies that contribute to the community's blight include the following:

- **Overcrowded property or building lots:** Areas where there is crowded residential housing lack adequate yard separation for residents.
- **An abundance of surface parking lots:** These parking lots can be utilized more productively in terms of land use.
- **Building vacancies:** The vacant buildings within the Study Area are prone to unsafe and unfavorable physical conditions for residents of the Village.
- **Deteriorating and unmaintained buildings:** Numerous buildings within the Study Area have aged and are in need of repair and have contributed to the Study Area's negative appearance.
- **Building code violations:** There have been over 300 code violations in recent years.
- **Inefficient and inconsistent land uses:** Land uses need to be addressed to promote a safe pedestrian environment and less emphasis on auto-related uses. Land uses also need to be more economically productive to further increase employment opportunities and the tax base of the Village.
- **Topographic conditions and their effect on the community's urban form:** The rapid increase in elevation within the Village has a negative impact as this makes buildings inaccessible.

These factors cumulatively present a blighting condition in the Study Area. The data collected for this study support a conclusion that the Study Area is sufficiently blighted to warrant the preparation of an Urban Renewal Plan in accordance with Article 15 of New York State General Municipal Law. Such a Plan should consider redevelopment and/or re-use options for either all or parts of the Study Area, given factors such as building and lot conditions and underutilized properties.

An Urban Renewal Plan for revitalization of the neighborhood should address improvements to the range of blighting factors identified, with an emphasis on rehabilitation of buildings that are suitable for such treatment. Clearance should be limited to those locations where buildings are seriously deteriorated or vacant and where redevelopment is appropriate.



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## Appendix A

### 1. Standards for Building Conditions/Physical Structure Rating

Each building with the Study Area was evaluated and categorized based on a rating system. After each building has been evaluated with the standards described below, they are rated under one of the following categories:

#### **Excellent**

This category includes new construction and those older buildings which have been maintained in a superior manner.

#### **Good**

Buildings which provide adequate shelter and which contain either no defects or only slight defects which are correctable by normal maintenance, or possibly one intermediate defect, are included in this category.

#### **Fair**

These buildings, although structurally sound, contain deficiencies resulting from lack of maintenance and gradual deterioration. These deficiencies require corrective action beyond the scope of normal maintenance. These structures generally contain one or more intermediate defects, but not more than four. In addition, they may contain a number of slight defects which could be corrected without excessive cost.

#### **Fair-Poor**

These buildings are in very bad condition but not necessarily so bad that continued residence is an immediate safety hazard to the occupants. Fair-Poor buildings have either one or more critical defects (as described in Section 2 below) or have a combination of intermediate defects, usually four or five. These buildings might be capable of being fixed up, but the extent or repairs required could tend to make such repairs economically unfeasible, and in the long run, it may be more sensible to tear them down.

#### **Poor**

These buildings have deteriorated to such a degree that they are clearly a hazard to health and safety. Rehabilitation is clearly not economically feasible except in the case of an unusual building such as a historic structure. Buildings in this category have suffered extensive fire damage or have large portions of essential structural members missing or severely damaged.



## 2. Building Defects Defined

The deficiencies identified in this structure survey are defined as follows:

### a. Critical Deficiencies

The criteria used in determining critical deficiencies are:

- A structural, maintenance or equipment deficiency which is by its very area, depth or magnitude is of major proportion; or a specific deficiency, which is small in dimension in individual instances but which occurs repeatedly in such quantity as to create a major maintenance repair problem. These deficiencies are only classified as major if they effected an important element of the structure or its use, as follows:

**Building Exterior:** Foundation, walls, roof.

**Public Hallway:** Walls, floors, ceiling, stairs.

**Dwelling Unit Interior:** Walls, floors, ceiling heights, interior staircase, evidence of rodents, kitchen ventilation, and bathroom ventilation.

The type of structural, maintenance or equipment deficiencies considered in this investigation of the above important elements of the structure are: holes, open cracks, rotting, broken or missing materials such as roofing, siding or masonry; lack of rigidity in structural members not originally intended to be flexible; substantial horizontal or vertical deflections in roof, walls, ceilings or floors; evidence of major water, fire or wind damage; inadequate kitchen or bathroom ventilation; sleeping or living rooms without windows; inadequate ceiling heights; evidence of rodent infestation; inadequate drainage of structure and site; evidence of basement flooding.

- Lack of important utility such as central heating, private bath or shower, private toilet, hot -running water, cold running water, electrical service.
- Lack of second egress above second floor in the case of residence containing more than one dwelling unit.
- Inadequate original construction of the structure in terms of its present use or inadequate room layout (e.g., residential structure with dirt floor or apartment unit where entry to bathroom serving the entire unit is designed through a sleeping room).
- Inadequate conversion (e.g., store inadequately converted to dwelling).



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## **b. Intermediate Deficiencies**

The criteria used in determining intermediate deficiencies would include a structural or maintenance deficiency which was of significant area, depth or magnitude, but which could not be considered as having major proportions; or a specific deficiency which was small in dimension in individual instances, but which occurred a significant number of times in such quantity as to create at least a significant -- although minor -- maintenance or repair problem.

The types of structural, maintenance or equipment deficiencies considered in the investigation of the above elements of the structure are those set forth in (l)(a) above and in addition: deep wear on permanent portions of the structure; obsolescence of interior building layout or its equipment -- such as electrical, plumbing or heating equipment -- where such obsolescence detracts significantly from the probably future economic viability of the building, but where such obsolescence is not of such proportion as to be considered a critical deficiency; state of disrepair of electrical, heating or plumbing equipment; lack of kitchen sink or stove; kitchen sink or stove in obvious state of disrepair; obvious deficiency in lighting or ventilation of main rooms -- such as small or non-opening windows, single-socket light fixture, etc.; substantial need for pointing of masonry; replacement of siding or roofing; and damage to door, windows, porches, stairs or chimneys.

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## **c. Slight Deficiencies**

These are deficiencies where are correctable during the course of regular maintenance. They are slight in nature and do not contribute toward a structure being classified in either "fair" or "poor" condition. Slight deficiencies include:

- Need of periodic exterior protective painting
- Interior painting and decorating.
- Slight damage to porch, steps and/or interior steps.
- Need of spot-painting (small areas where no scaffolding is required).
- Small cracks in wall or chimney.
- Small holes in plaster which can be bridged with a 2-inch putty knife.
- Slight damage to wood floors which may be corrected by refilling, renailing, and/or sanding operation.
- Sticky double-hung windows, sashes which require adjustment or replacement of balances or springs.
- Straightening and readjustment of steel casement sash.
- Leaky faucets.

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## Appendix B - Photographs



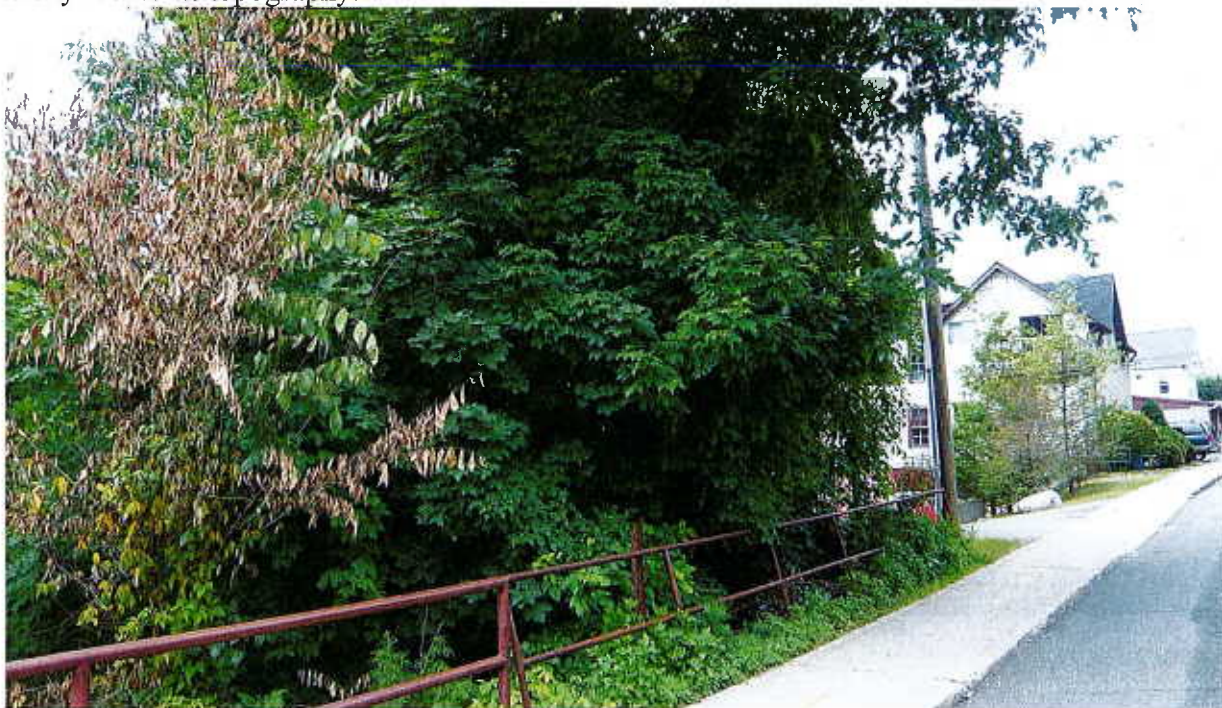
Incompatible land uses have established undesirable living conditions for abutting residents along Main Street.







There is some vacant land along Main Street, however, the lack of development on this land is most likely due to its topography.







Land use incompatibility is evident on Main Street due to present auto-related uses and nearby residents.







Obsolete buildings have also been identified as inefficient land uses in the downtown, including the large Putnam County Archives Building







Parcels on Main Street towards the intersection of Route 6 and 22 are underutilized, containing lots with wide frontage and low building coverage.







Obsolete buildings on Main Street, include the defunct Cameo Theater (front above, and its side alley below).







Some buildings on Main Street have enhanced the appearance on their front façades (above) but the sides (below) and rear of the buildings remain in poor condition.







Another example of substandard building conditions and the impact of the area's topography.





Underutilized parcels towards the eastern end of Main Street. These parcels contain large setbacks from the lot line, which creates undesirable site conditions.







Buildings on the northern side of Main Street in need of significant improvement.







Deteriorated buildings and sites on Marvin Avenue in need of upgrading and improvement.







Land use incompatibility and inconsistency is evident on Main Street and Marvin Avenue due to present auto-related uses, commercial activity, and traffic circulation.







Abandoned (above) and damaged (below) housing on Marvin Avenue presents visual and functional problems







Positive assets Brewster include its historic buildings (Town Hall and Train Station at top, Walter Brewster House at bottom).







Churches and other institutions contribute to the historic character of Brewster.







These churches and historic buildings have distinct architectural details.





Four-story, mixed-use buildings are also highlights of Main Street near the Metro North train station.







Examples of recent development in the Study Area.







Housing on Oak Street in need of maintenance







Overcrowding present among homes on Oak Street







Single-family homes along Oak Street

